

## Trewassick Mill, Rialton Barton, Colan, Cornwall, TR8 4JR



### **CONVERTED STONE WATER MILL IN A HAMLET LOCATION JUST A FEW MILES FROM NEWQUAY AND THE COAST SET IN WONDERFUL ESTABLISHED PRIVATE GARDENS WITH A DETACHED MULTI-PURPOSE ANNEXE**

- 3 Ground floor bedrooms, 2 bathrooms
- Stunning private gardens with massive leaf wall
- Gated gravel drive with large private parking/turning area
- Mature wooded valley location
- Large open plan first floor vaulted living space
- Detached single storey annexe building and store with potential
- Countryside hamlet location 3 miles from Newquay
- Character features throughout
- Oil central heating, double glazed throughout
- Well maintained and presented throughout

**Price £750,000 Freehold**

This old stone mill building has been sympathetically converted into a fine residence with inverted accommodation taking maximum advantage of the large open plan first floor vaulted living space. Whilst partly attached to a neighbouring barn by a small section of adjoining original gable wall, the property is approached by a private gated gravel drive and feels fully detached and private from the small selection of hamlet neighbours. The house boasts a delightful well stocked and private country garden on various levels designed around a large leat wall with different garden areas, including a small orchard and a large kitchen garden section well suited to the keen gardener. The annexe building sits detached in the grounds, potentially with a separate road access and could be used for a variety of purposes, including a residential annexe or ancillary/work accommodation for the main house.

Ground floor entrance door off the gravelled parking area to the:

### **HALL**

Radiator. Store cupboard. Impressive extra wide original wooden staircase ascending to the first floor living accommodation. Part slate bed flooring, part tiled. Door to rear garden.

### **GROUND FLOOR BATHROOM/UTILITY**

Radiator. Toilet. Sink. Bath with telephone style head shower attachment. Double door storage cupboard and length of working surface with twin recesses under for washing machine and tumble dryer. Diffused glass rear aspect door onto the garden. Side aspect diffused glass window. Tiled floor.

### **BEDROOM 2**

Window overlooking the garden. Radiator. Tiled floor.

### **BEDROOM 3**

Tiled floor. Window overlooking the garden. Radiator.

### **MASTER BEDROOM**

Full height window overlooking the driveway. Tiled floor. Walk-in wardrobe. Beamed ceiling.

### **EN-SUITE SHOWER ROOM**

Shower. Sink. Toilet.

### **IMPRESSIVE FIRST FLOOR OPEN PLAN LIVING SPACE**

This large impressive reception room occupies the entire first floor of the mill building with original door and slate steps leading down to the ground floor

parking area. The room features original painted stone walls, original Mill flooring and large scale vaulted timber ceilings throughout. Multiple windows. The accommodation comprises an open dining area capable of accommodating a large family dining table and a cosy but large lounge section with a high output woodburner next to a partially divided open plan kitchen.

### **DETACHED ANNEXE**

Situated in a tucked away section of the garden, this detached single storey stone and brick outbuilding has been used for a number of purposes over the Years, but now comprises annexe accommodation including a large bed/sitting room, a small kitchen and a shower room all with independently controlled radiated central heating (off the main boiler) and a range of double glazed doors opening onto a patio and garden. Adjacent to the residential accommodation is a double height garden store/workshop complete with sturdy shelving for storage and garden machinery. The plot has a further established gated vehicular entrance off the road which could be used as an independent parking area and access for the annexe if required.

### **PARKING AND DRIVE**

Trewassick Mill is approached from the country land via an owned gravelled section of driveway that then leads immediately through private gates via a long gravel drive to a gravel parking area with a parking pergola for 2 cars. Bore hole structure (now not used but considered functional if required subject to the installation of a new pump, excellent for garden water). New external floor mounted oil boiler providing the central heating and hot water throughout. Ground floor entrance door and slate steps to upper floor accommodation. Gate to gardens.

### **GARDENS**

The lower rear garden is visible from the house over a large open log storage area and sits amongst a wooded backdrop with a central lawn and mature surrounding boundary features. A massive "leat wall" separates the garden from the parking area with steps up to a gravelled lofted pathway that used to feed water from the higher land directly onto the original mill wheel and is now a garden feature with original stone and granite features and steps. From the lower garden a pathway leads to a mid-level secluded orchard garden sat directly in front of the detached stone annexe building and with the leat wall as a backdrop. Further steps wind up through the



wooded garden to the highest point of the garden with a separate vehicular access off the road, a further parking area/hardstanding and a large vegetable/fruit garden with accessible beds, composting facility, 2 greenhouses and a wendy house/shed. This upper section of land borders open farmland.

**DIRECTIONS**

Heading from Newquay towards Quintrell Downs, turn left at the Nansledan roundabout on to the A3059 toward St Columb Major. After a few hundred yards on the way down the hill, take a right hand turn on the corner signposted Colan. Follow this country road for just under 1/2 a mile until you come to a collection of stone buildings and former barns and you are at Trewassick. Trewassick Mill can be found on the right hand side with a gated gravel drive marked Trewassick Mill.

**TENURE**

Freehold

**SERVICES**

Mains water and electricity. Private drainage on site. Large oil storage tank for the boiler. Bottled LPG for cooker. N.B The water supply to the hamlet is fed from the mains but the individual houses all run off private sub meters and contribute their calculated metered proportion of the total hamlet bill.

**COUNCIL TAX**

Band F

**BROADBAND AND MOBTLE COVERAGE**



## Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>85</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            | <b>21</b> |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |



Approximate total area<sup>(1)</sup>

195.09 m<sup>2</sup>  
2099.92 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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